



- EXISTING EASEMENTS**
- 5. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1898 IN BOOK 275 OF DEEDS, PAGE 260.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 6. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1925 IN BOOK 1129 OF DEEDS, PAGE 26.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 7. AN EASEMENT FOR SAN DIEGO IRRIGATION DISTRICT AFFECTS: PARCEL 1, AS DESCRIBED THEREIN.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 8. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1950 AS INSTRUMENT NO. 30891 IN BOOK 3543, PAGE 363 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 9. ADJOINER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 16, 1961 AS INSTRUMENT NO. 123383 OF OFFICIAL RECORDS.
[NOT PLOTTED HEREIN]
 - 10. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES TOGETHER WITH RIGHT TO DEDICATE SAME TO PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1963 AS INSTRUMENT NO. 72103 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 11. ADJOINER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JUNE 18, 1964 AS INSTRUMENT NO. 110388 OF OFFICIAL RECORDS.
[NOT PLOTTED HEREIN]
 - 12. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A PUBLIC STREET (INCLUDING, IF GRANTEE OR ITS SUCCESSORS AND/OR ASSIGNS SO DETERMINE, CURBS, GUTTERS, SIDEWALKS, CROSS-GUTTERS, AND OTHER APPURTENANCES) AND PUBLIC WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY AND STORM DRAIN AND OTHER UTILITIES, PIPES, WIRES, MAINS, POLES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1974 AS INSTRUMENT NO. 74-23012 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 13. AN EASEMENT FOR LOCATING, RELOCATING, REPLACING, RENEWING, CONSTRUCTING, RECONSTRUCTING, ALTERING, CHANGING THE SIZE OF, IMPROVING, MAINTAINING, OPERATING, CLEANING, INSPECTING AND REPAIRING THE ESCROWED SEWER, OUTFALL PIPELINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1975 AS INSTRUMENT NO. 75-03826 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 14. AN EASEMENT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND RECONSTRUCTION OF SEWER PIPE LINES AND IN MAINS, MANHOLES, SEWER LATERAL PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1975 AS INSTRUMENT NO. 75-370845 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 15. AN EASEMENT FOR INSTALLING, MAINTAINING, REPAIRING AND/OR RENEWING SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 20, 1977 AS INSTRUMENT NO. 77-432759 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER CONNECTION AGREEMENT" RECORDED NOVEMBER 22, 1977 AS INSTRUMENT NO. 77-434223 OF OFFICIAL RECORDS.
 - 17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER CONNECTION AGREEMENT" RECORDED NOVEMBER 16, 1977 AS INSTRUMENT NO. 77-434465 OF OFFICIAL RECORDS.
 - 18. AN EASEMENT FOR INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND RECONSTRUCTION OF SEWER PIPE LINES AND/OR MAINS, MANHOLES AND SEWER LATERAL PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 1977 AS INSTRUMENT NO. 77-516897 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 19. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 03, 1983 AS INSTRUMENT NO. 83-144443 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
 - 20. AN EASEMENT FOR PUBLIC UTILITY, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1999 AS INSTRUMENT NO. 1999-0193688 OF OFFICIAL RECORDS.
[THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.]
- PENDING EMINENT DOMAIN ACTION:**
- 1. CALIFORNIA TRANSPORTATION COMMISSION NOTICE OF INTENT TO ADOPT RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN (CODE OF CIVIL PROCEDURE, SECTION 1245.235).
11-SD-5-PM 38.7
EX 271729
PROJECT #100020362
PARCEL 34989-1, 2, 5, 4

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NO.	DATE
REVISIONS	



URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098



REGISTERED PROFESSIONAL ENGINEER
TERRY P. AD
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

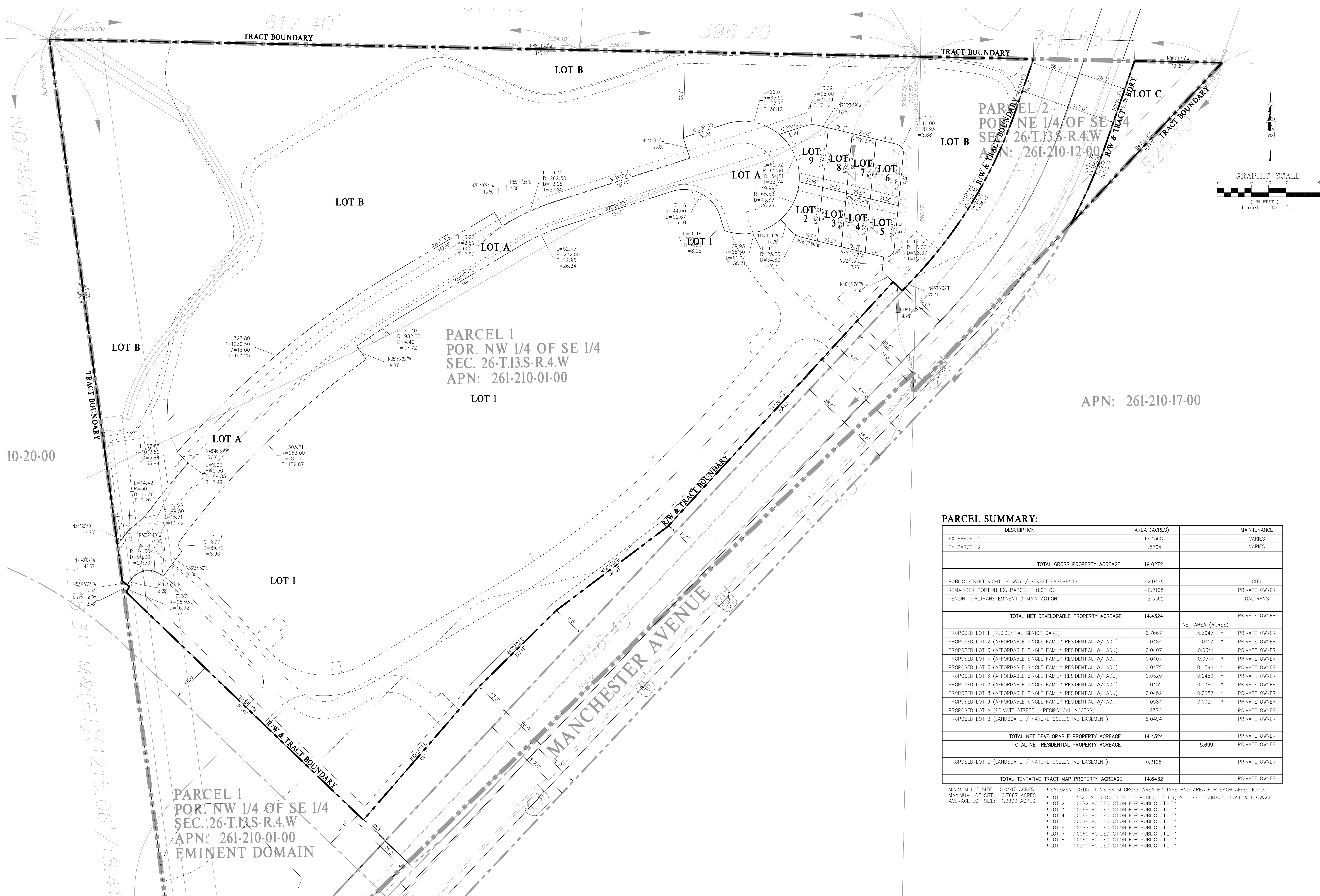
SUBDIVIDER: GS BV ENCINITAS, LLC
444 SOUTH CEDROS AVE. SUITE 172
SOLANA BEACH, CA 92075
PHONE: 858-735-7569

OWNER: YASUDA FAMILY, LLC
3111 MANCHESTER AVENUE
ENCINITAS, CA 92024

TENTATIVE TRACT MAP NO. XXXXX
FOR CONDOMINIUM PURPOSES
EXISTING CONSTRAINTS MAP
CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT

☒ TENTATIVE TRACT MAP
FILE CASE # XX
SHEET 2 OF 9

JOB NO. 276.624
PLAN SET: 3
PLOT DATE: 03-24-20
CREATOR: JES



PARCEL SUMMARY:			
DESCRIPTION	AREA (ACRES)		MAINTENANCE
EX PARCEL 1	17.4568		VARIES
EX PARCEL 2	1.5704		VARIES
TOTAL GROSS PROPERTY ACREAGE	19.0272		
PUBLIC STREET RIGHT OF WAY / STREET EASEMENTS	-2.0478		CITY
REMAINDER PORTION EX. PARCEL 1 (LOT C)	-0.2108		PRIVATE OWNER
PENDING CALTRANS EMINENT DOMAIN ACTION	-2.3362		CALTRANS
TOTAL NET DEVELOPABLE PROPERTY ACREAGE	14.4324		PRIVATE OWNER
		NET AREA (ACRES)	
PROPOSED LOT 1 (RESIDENTIAL SENIOR CARE)	6.7667	5.3947 *	PRIVATE OWNER
PROPOSED LOT 2 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0484	0.0412 *	PRIVATE OWNER
PROPOSED LOT 3 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0407	0.0341 *	PRIVATE OWNER
PROPOSED LOT 4 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0407	0.0341 *	PRIVATE OWNER
PROPOSED LOT 5 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0472	0.0394 *	PRIVATE OWNER
PROPOSED LOT 6 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0529	0.0452 *	PRIVATE OWNER
PROPOSED LOT 7 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0452	0.0387 *	PRIVATE OWNER
PROPOSED LOT 8 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0452	0.0387 *	PRIVATE OWNER
PROPOSED LOT 9 (AFFORDABLE SINGLE FAMILY RESIDENTIAL W/ ADU)	0.0584	0.0329 *	PRIVATE OWNER
PROPOSED LOT A (PRIVATE STREET / RECIPROCAL ACCESS)	1.2376		PRIVATE OWNER
PROPOSED LOT B (LANDSCAPE / NATURE COLLECTIVE EASEMENT)	6.0494		PRIVATE OWNER
TOTAL NET DEVELOPABLE PROPERTY ACREAGE	14.4324		PRIVATE OWNER
TOTAL NET RESIDENTIAL PROPERTY ACREAGE		5.699	PRIVATE OWNER
PROPOSED LOT C (LANDSCAPE / NATURE COLLECTIVE EASEMENT)	0.2108		PRIVATE OWNER
TOTAL TENTATIVE TRACT MAP PROPERTY ACREAGE	14.6432		PRIVATE OWNER

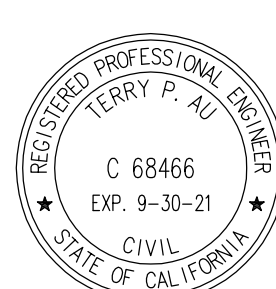
MINIMUM LOT SIZE: 0.0407 ACRES
MAXIMUM LOT SIZE: 6.7667 ACRES
AVERAGE LOT SIZE: 1.2203 ACRES

* EASEMENT DEDUCTIONS FROM GROSS AREA BY TYPE AND AREA FOR EACH AFFECTED LOT
* LOT 1: 1.3720 AC DEDUCTION FOR PUBLIC UTILITY, ACCESS, DRAINAGE, TRAIL & FLOWAGE
* LOT 2: 0.0072 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 3: 0.0066 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 4: 0.0066 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 5: 0.0078 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 6: 0.0077 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 7: 0.0065 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 8: 0.0065 AC DEDUCTION FOR PUBLIC UTILITY
* LOT 9: 0.0255 AC DEDUCTION FOR PUBLIC UTILITY

NO.	DATE	REVISIONS
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2		
1		



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**TENTATIVE TRACT MAP NO. XXXXX
FOR CONDOMINIUM PURPOSES
MAPPING LOT DIMENSIONS**
**CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT**

☒ TENTATIVE TRACT MAP
FILE CASE # **XX**

SHEET 4 OF 9

JOB NO. 276.624

P:\276.624\CITY.TM - TENTATIVE MAP\24-TM SHEETS.dwg
PLOT DATE: Mar 17, 2020 - 6:18PM

PLAN SET: 3
PLAN CONTROL
DATE: 03-24-20
CREATOR